

143.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

796,700 / 796,700

USE VALUE:

796,700 / 796,700

ASSESSED:

796,700 / 796,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LE NHU-Y	
Owner 2: POAGE JONATHON	
Owner 3:	

Street 1: 51 COOLIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER

Owner 1: SCHOENFELD ILANA L & -	
Owner 2: REIS DANIEL H -	

Street 1: 51 COOLIDGE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1334 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5463	Sq. Ft.	Site			0	80.	1.07	9									467,113						467,100	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										5463.000		329,600				467,100		796,700						93008	
																								GIS Ref	
																								GIS Ref	
																								Insp Date	
																								09/05/17	

!11130!

USER DEFINED

Prior Id # 1:	93008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	11:58:09
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								143.0-0007-0001.0	
Tax Yr								Date	
2022	101	FV	329,600	0	5,463.	467,100	796,700	Notes	12/23/2021
2021	101	FV	289,300	0	5,463.	467,100	756,400		Year end
2020	101	FV	289,400	0	5,463.	467,100	756,500		Year End Roll
2019	101	FV	231,700	0	5,463.	437,900	669,600		12/18/2019
2018	101	FV	231,700	0	5,463.	362,000	593,700		669,600 Year End Roll
2017	101	FV	224,600	0	5,463.	332,800	557,400		1/3/2019
2016	101	FV	224,600	0	5,463.	303,600	528,200		12/20/2017
2015	101	FV	212,100	0	5,463.	297,800	509,900		1/3/2017

SALES INFORMATION

TAX DISTRICT								PAT ACCT.			
Grantor								11130			
SCHOENFELD ILAN	78646-217	1	9/8/2021					Sale Price	V	Tst	Verif
SPELLMEYER NEAL	65699-534		7/9/2015					913,801	No	No	
DEVOST DONALD H	33505-442		8/23/2001					707,000	No	No	
LANDRY EDWARD J	26831-115		11/18/1996					395,000	No	No	
								230,000	No	No	Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2018	87	Insulate	5,745	C				
11/10/2016	1387	Add Bath	17,500	O				
4/12/2016	436	New Wind	3,300					3 NEW WINDOWS
12/1/2015	1842	Foundati	13,000					
6/1/2004	431	Re-Roof	5,250					

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2021	SQ Returned	MM	Mary M
11/10/2021	SQ Mailed	MM	Mary M
6/3/2020	External Ins		
9/5/2017	Measured	DGM	D Mann
9/5/2017	Permit Visit	DGM	D Mann
9/5/2017	Left Notice	DGM	D Mann
8/25/2016	Sales Review	PT	Paul T
11/5/2008	Meas/Inspect	163	PATRIOT
12/6/2001	MLS	MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15	- Old Style			Full Bath: 1	Rating: Average			PDAS.													
Sty Ht: 2	- 2 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1													
Color: BIEGE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1928		Eff Yr Blt:		Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct: G18		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior:	No Unit			RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:	%			Interior:	1			7	3								
Sec Int Wall: %				Economic:	%			Additions:													
Partition: T - Typical				Special:	%			Kitchen: 1998													
Prim Floors: 3 - Hardwood				Override:	%			Baths:													
Sec Floors: %				Total: 10.8 %				Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 135.00				Heating:													
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 0.98000199				COMPARABLE SALES													
Insulation: 2 - Typical				Adj \$ / SQ: 178.605				Rate				Parcel ID	Typ	Date	Sale Price						
Int vs Ext: S				Other Features: 88000																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC:			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 369550																	
% Com Wal	% Sprinkled			Depreciation: 39911																	
Depreciated Total: 329639				Final Total: 329600				WtAv\$/SQ:				AvRate:	Ind.Val								
												Juris. Factor: 1.00	Before Depr: 178.61								
												Special Features: 0	Val/Su Net: 153.16								
												Final Total: 329600	Val/Su SzAd: 247.08								
MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____																					
SPEC FEATURES/YARD ITEMS																					
PARCEL ID 143-0007-0001.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:					Total Special Features:								Total:							

5
5 WDW

19

25

SFL
FFL
BMT

25

1 12 12
EFP 7 FFL
BMT

19

25

SFL
FFL
BMT

25

1 12 12
EFP 7 FFL
BMT

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	709	53.580	37,989						
FFL	First Floor	709	178.610	126,631						
SFL	Second Floor	625	178.610	111,628						
EFP	Enclos Porch	84	58.440	4,909						
WDK	Deck	25	15.680	392						
Net Sketched Area: 2,152				Total: 281,549						
Size Ad	1334	Gross Area	2152	FinArea	1334					

SUB AREA DETAIL

IMAGE



AssessPro Patriot Properties, Inc